

Form and Correctness Approved:

Contents Approved:

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NORFOLK, VIRGINIA

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PH-1A

**ORDINANCE No. 39,134**

971202(b)

AN ORDINANCE TO REZONE THE CHESAPEAKE MANOR PROPERTY FROM R-12 (MEDIUM DENSITY MULTIPLE FAMILY) TO CONDITIONAL BC-1 (BUSINESS AND COMMERCE PARK).

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BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the Chesapeake Manor property is hereby rezoned from R-12 (Medium Density Multiple Family) to Conditional BC-1 (Business and Commerce Park). The property which is the subject of this rezoning is more fully described as follows:

Property fronting 530 feet, more or less, along the western line of Sewells Point Road, beginning 900 feet, more or less, north of Johnstons Road and running northwardly; the site is now or was formerly known as the Chesapeake Manor Apartments and contains approximately 30 acres. The property is also more fully depicted on the map attached hereto (Exhibit A).

Section 2:- That the rezoning of this property shall be subject to the following conditions:

- (a) Denison Avenue will be cul-de-saced to prevent access to the Chesapeake Manor Gardens neighborhood.
- (b) An additional entrance to the commerce park will be constructed to provide direct access to Tidewater Drive with appropriate intersection improvements.
- (c) Any truck traffic generated by the development will be prohibited from using the Sewells Point Road/Denison Avenue entrance into the complex.
- (d) Restrictive covenants will be developed governing the general use and operation of the commerce park.

- (e) Before commencement of construction of any public improvements or development of individual parcels, the City Planning Commission shall review and approve a site development plan for the commerce park which will include new street layouts and related infrastructure improvements and the delineation of wetlands and Chesapeake Bay Protection Areas. In accordance with the Norfolk City Code, 1979, the Design Review Committee and the City Planning Commission will review building and site plans as individual parcels are developed.

Section 3:- That this ordinance shall be in effect from and after the date of its adoption.

Adopted by Council May 12, 1998  
Effective May 12, 1998

TRUE COPY  
TESTE:

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R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY CITY CLERK